



**Residential Home Inspection Report For
SELF-HELP.ORG**

C/O Roger Chiles

301 W. Main Street, Durham, NC 27701

Inspection Address: 1022 Rosedale Avenue, Durham, NC 27707

Construction Year per Durham County Real Property Record: 1930

**Square Footage Heated Space Area per Durham County Real
Property Record: 1,212**

Reason for Inspection: Neighborhood Stabilization Program

Inspection and Report Fee: \$525.00

Inspection Date: March 5, 2010

Start Time: 09:30AM

Finish Time: 11:40AM

My House Inspection, Inc.

Luis R. Lluberas, NCLHI Number 2789

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(919)859-9468

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ROOF19

This report will detail the findings of the visual examination of the following components and systems of the property as listed unless otherwise excluded in the sections of the report.

Comments and directions made reference to facing the front of the structure.

Heating System including permanently installed heating system and its controls, chimneys, heat distribution system (fans, pumps, and ducts), and automatic safety controls, but excluding an exhaustive evaluation of the furnace heat exchanger.

Cooling System including normal operating controls and distribution system component.

Plumbing System including interior water supply and distribution components, interior drain wastes and vent system, hot water system, fuel storage and distribution components, and sump pump.

Electrical System including service entrance conductor, service equipment, main distribution and auxiliary panels, voltage & amperage rating, a representative number of installed ceiling fans, lighting fixtures, switches, plug-in receptacles, Ground Fault Circuit Interrupters (GFCI), CO₂ and smoke detectors.

Structural Components including foundations, floors, ceilings, walls, columns, and roof.

Exterior of the Structure including wall cladding, flashing, trim, entry doors, decks, eaves, steps, driveways, attached garages and door operators, and representative number of windows.

Interior Components include walls, ceiling, floor, steps, and a representative number of fixed/anchored cabinets, and representative number of doors and windows.

Built-In Kitchen Appliances including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, and permanently installed microwave oven.

Roofing including roof covering, roof drainage components, flashing, skylights, roof penetrations, and chimneys.

LEGEND: **Serviceable** ≡ functioning as intended/expected accounting for wear and tear.

Needs Repairs ≡ do not function properly; or adversely impact the habitability of the property; or appears to warrant further investigation by a licensed professional in the business

Not Present ≡ at the time of inspection

Not Inspected ≡ not inspected or inspection was limited for a reason (explained)

SUMMARY OF CONDITIONS

This summary page is not the entire report. The complete report may contain additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

HEATING and AIR CONDITIONING- Forced Air Furnace located in crawls space could not be operated as intended as power and natural gas were shut-off to property. Flex-insulated duct distribution system in disrepair below floor. Floor diffusers damaged or removed. **This system needs to be inspected and repaired by a licensed professional in the business.**

PLUMBING SYSTEM- Property water supply was cut-off and system could not be inspected fully. Several piping materials (E-Pex, copper, plastic) used as water distribution system. Variations in piping materials may promote leaks and failures due to product expansion/contraction seasonal differential. **This system needs to be inspected and repaired by a licensed professional in the business.**

ELECTRICAL SYSTEM- Power disconnected at the main panel. Electrical burns around outlets and receptacles throughout the interior may indicate electrical short. Several cover plates missing and junction or appliance boxes damaged. The overhead service entrance conductor is in contact with structure which may be a fire hazard. **This system needs to be inspected and repaired by a licensed professional in the business.**

FOUNDATION AND STRUCTURAL COMPONENTS- Crawl space inspection revealed wooden beams failure between columns. This explains why floor is uneven in living space. Attic could not be accessed for inspection. Stains on ceiling and walls throughout interior space may indicate water infiltration and other building enclosure deficiencies. **This system needs to be inspected and repaired by a licensed professional in the business.**

EXTERIOR STRUCTURE- Several layers of cladding over wood deteriorated and damaged. Windows and other openings not weather tight and could not be operated as intended. Wood steps on rear entrance to the property improperly attached to structure. Many abandoned and unsealed penetrations observed. Metal column support located at the porch not vertical indicating possible weight shift and failure. **This system needs to be inspected and repaired by a licensed professional in the business.**

INTERIOR COMPONENTS- Hollow wood doors damaged and pulled from hinges. Vinyl floor covering damaged. Carpet wet and pulled from floor sheathing preventing door operations. Significant wall damage exists throughout the living space. Water stains on walls and ceiling indicate structure enclosure deficiencies. Sloping floors in kitchen and rear room is an indication of failures of structural components noted above. **This system needs to be inspected and repaired by a licensed professional in the business.**

ROOF- Curling of asphalt shingles may indicate end-of-life for roofing system. Chimney flashing separation may be a source of water infiltration into living space. Settlement on soffit and roof eaves may be indication of structural failures in attic (not accessible). Gutters and downspouts were removed from structure. Excessive roof shingle overhang on rear of structure. **This system needs to be inspected and repaired by a licensed professional in the business.**

HEATING AND AIR CONDITIONING

Heating Type System	Forced Air Furnace
Heating System Energy Source	Natural Gas
Furnace Manufacturer/Model/Serial	Armstrong/EG8G100DC14-1/A19638GNA
Manufacture Date	July 1992
Air Conditioning Energy Source	Not Present
Air Conditioning System Type	Not Applicable
Cooling Manufacturer/Model/Serial	Not Applicable
Distribution Type	Flex-insulated Duct below floors with Metal Distribution boxes

CHECKPOINT	CONDITION	COMMENTS
Air Ducts	Needs Repairs	Metal diffusers on floor damaged and removed. Flex-insulated duct under floor damaged or separated.
Chimney	Needs Repairs	Two located on mid-sides of structure. Flashing separated from brick. No rain or concrete caps to prevent possible water infiltration into living space.
Flue Pipes	Not Inspected	Fireplaces not visible.
Heat Temp Check	Not Inspected	Power disconnected from property at main panel.
Return/Plenum	Needs Repairs	Metal boxes in crawl space damaged or disconnected from flex-insulated duct
Inside Fan	Not Inspected	Power disconnected from property at main panel.
Condensation Drain	Not Inspected	
Outside Fan	Not Present	
Coil Fins	Not Present	
Thermostat	Needs Repairs	White-Rodgers located in main corridor into kitchen. Could not be operated as intended due to power outage.
AC Temp Check	Not Inspected	
Fireplace	Not Inspected	Blocked from living space and not accessible.



Figure 1: Metal Diffuser Damage



Figure 2: Damaged Flex-Insulated Duct in Crawlspace

PLUMBING SYSTEM

Water Supply Piping		CPVC visible under sinks and fixtures
Water Distribution Piping		Mixture of E-Pex, Copper and Polarle plastic visible in crawl space
Water Heater		Electric Water Heater in crawl space wrapped in stapled or un-removable aluminum jacket
Manufacturer/Model/Serial/Location		
Water heater Manufacture Date		Not Inspected/accessible
Main water Shutoff		Located with meter on front yard at curb
CHECKPOINT	CONDITION	COMMENTS
Vent Pipe system	Needs repairs	Exterior pipe on right of structure made of black iron and galvanized pipe
Drains	Not Inspected	Functional drain check not performed as water was shut-off to property
Water Function Check (Pressure)	Not Inspected	Water shut-off to property
Bathroom Fixtures	Needs Repairs	Damaged commode and sink.
Kitchen Fixtures	Not Present	
Water Heater	Not Inspected	Located in crawl space, electric appliance had metal insulation jacket and could not be removed. Apparent 55-gal capacity
Fixture Connections	Not Inspected	Seals and water tightness could not be checked as there was no water source/supply
Laundry Tub/ Whirlpool	Not Present	
Sump Pump	Not Present	
Laundry Room Connections	Not Inspected	Located in closet on rear left of living area.



Figure 3: Multiple Piping Materials for Distribution in crawl space

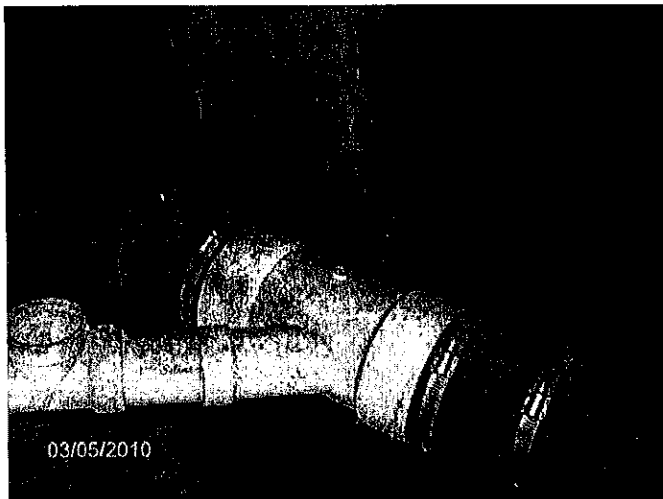


Figure 4: Unlike drain piping in crawl space

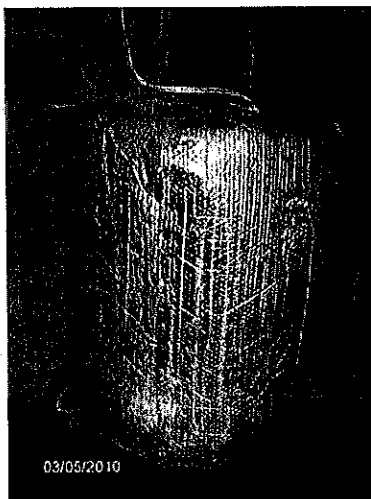


Figure 5: Water Heater Jacket stapled

ELECTRICAL SYSTEM

Service Entrance Conductor Type	#4 Copper visible when panel cover removed
Service Entry Type	Overhead at left-back side of structure
Main Panel Location	On wall between bathroom and back bedroom in open living space
Subpanel Location(s)	None
Distribution Panel Box Type/Location	GE Manufacturer Breakers with no space available CAT#: TMLB100HB MOD 1
Main Service Voltage	240V
Main Service Amperage	100A
Interior Wiring Type	Copper single strand for dedicated circuits visible inside the electrical panel and wall voids/missing outlet covers

CHECKPOINT	CONDITION	COMMENTS
Service Entrance	Needs Repairs	Entrance conductor in contact with structure and tree branches
Service Ground & Location	Needs Repairs	Could not be located due to vegetative overgrowth
Main Panel Box	Needs Repairs	Burn marks noted inside indicating possible short
Breakers/Fuses	Needs Repairs	Dirt, dust and other debris inside panel. Burn damage observed indicating improper wiring connections or short.
HVAC Wiring	Needs Repairs	Loose connections, terminations and open junction boxes in crawl space which may be a fire hazard.
Interior Wiring	Needs Repairs	Multiple open outlets and switch boxes. Improper terminations and burn marks on wall receptacles may indicate improper electrical connections and wiring.
Kitchen Receptacles	Not Inspected	Power source disconnected to property. No GFCI noted.
Outside Receptacles	Not Present	
Interior Receptacles	Need Repairs	Missing covers and improperly wired. Electric burn marks indicate possible short circuit.
Smoke Detectors	Needs Repairs	Missing devise and

		improperly connected in kitchen and dormitory.
Carbon Monoxide Detector	Not Presednt	
Light Fixtures	Need Repairs	Many damaged fans and light fixtures or missing completely from the property.
Switches	Needs Repairs	Could not be operated as intended as power source was disconnected to property. Electrical burn marks may indicate improper wiring or connections.
Ceiling Fans	Needs Repairs	Damaged or partially removed from fixture.
Door Bell/Ring	Not Inspected	No power. Ring hardware present at front door frame and housing in living room but could not be operated as intended.
Overhead Service Conductor	Needs Repairs	Wiring in contact with structure which may be a fire hazard.



Figure 6: Service Conductor in Contact with Structure

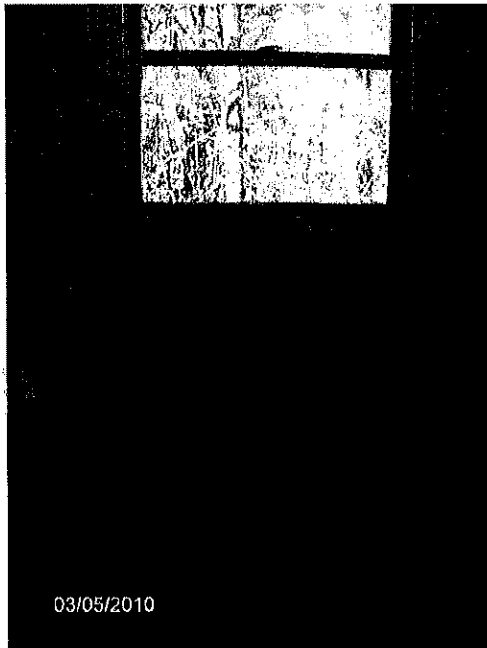


Figure 7: Electrical Burn Marks



Figure 8: Improper wiring connections in kitchen

FOUNDATION / STRUCTURAL COMPONENTS

Foundation Type	Crawl Space accessible from behind and left sides of structure
Foundation Construction Method	Block/Brick & wood frame with standard lumber and non-structural sheathing
Foundation Observation Method	Crawled accessible/unobstructed portions of the crawl space
Wall Structure	Wood wall frame with drywall observed in closet voids and other damaged/vandalized surfaces
Ceiling	Wood with popcorn finish
Under-Floor Insulation	Fiberglass batts in poor condition, missing or detached from support
Floor Structure	Manufactured wood joists

CHECKPOINT	CONDITION	COMMENTS
Foundation wall	Needs Repairs	Improper underlayment of block over brick observed in crawl space. Efflorescence observed indicating water infiltration from outside. Damage and separation on front left side of property.
Sill Plate/Band	Not Present	Structural components in direct contact with foundation.
Walks Driveways	Serviceable	Normal concrete cracks and weathering of surfaces
Chimney Foundation	Not Inspected	Inaccessible in crawl space
Ventilation	Needs Repairs	Crawl space vents damaged or obstructed by vegetative cover or debris in crawl space.
Roof Structure	Needs Repairs	Although there was no access to the attic, significant list noted on roof edge and overhang/eave.
Floor Joists	Needs Repairs	Wood components deteriorated and may have failed. Should be inspected by a licensed professional engineer and repaired by a licensed professional in the business.
Vapor Barrier	Needs Repairs	Missing and/or broken throughout the crawl space.
Insulation below floor	Needs Repairs	Fiberglass batts separated

		from under structure, damaged or missing.
Exterior Grade	Needs Repairs	Ground slopes towards structure promoting water run-off into foundation. Erosion noted on left side of structure's foundation wall.
Retaining Walls	Not Present	
Ceilings	Needs Repairs	Water stains and damage throughout living space.
Structural Components	Needs Repairs	Probing of wood structure reveal water moisture damage and mold/fungi growth

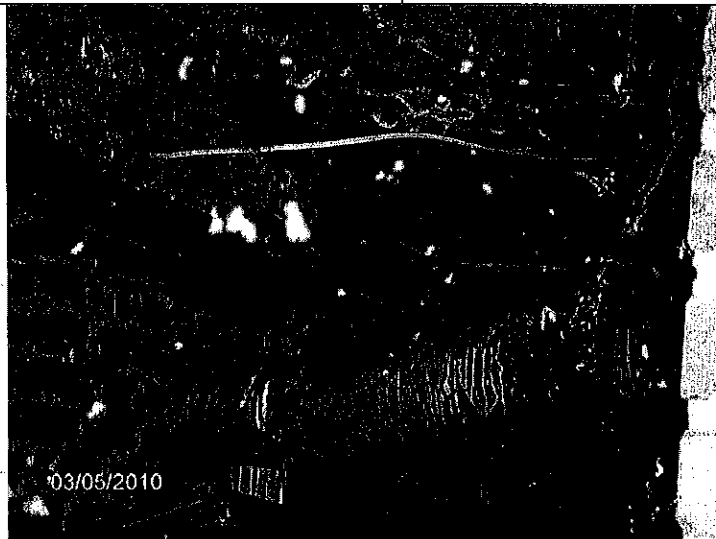


Figure 9: Structural Failure of Floor Beam

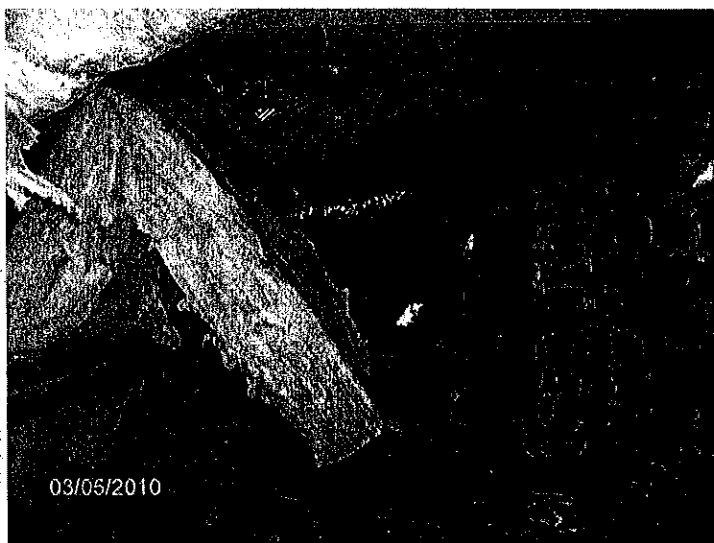


Figure 10: Below floor insulation failure

EXTERIOR OF STRUCTURE

Wall Structure		Frame with wood underlay covered by asphalt decorative pattern held with nails
Drainage		Soil erosion adjacent to the foundation indicates water running into structure
Cladding		Asphalt fastened/nailed overlay wood
CHECKPOINT	CONDITION	COMMENTS
Siding	Needs Repairs	Significant deterioration of asphalt cladding and damage exposes wood sheathing below. Thru-wall penetrations not sealed or abandoned.
Trim Work/Eaves	Needs Repairs	Wood trim and eaves rotted, missing or significantly deteriorated.
Windows	Needs Repairs	Double hung wood windows not operating as intended may be due to structure settlement.
Doors	Needs Repairs	Interior hollow wood doors damaged. Metal exterior doors deadbolt could not be operated as intended.
Porch	Needs Repairs	Metal decorative columns not vertical. Structure settlement observed in middle of ceiling.
Screened-in Porch	Not Present	
Deck	Not Present	
Patio	Not Present	
Steps/Rails	Need Repairs	Rear steps and landing improperly attached to structure. Wood railing and steps loose and in need of replacement.
Carport	Serviceable	Normal concrete cracks and deterioration
Garage Door	Not Present	
Other		

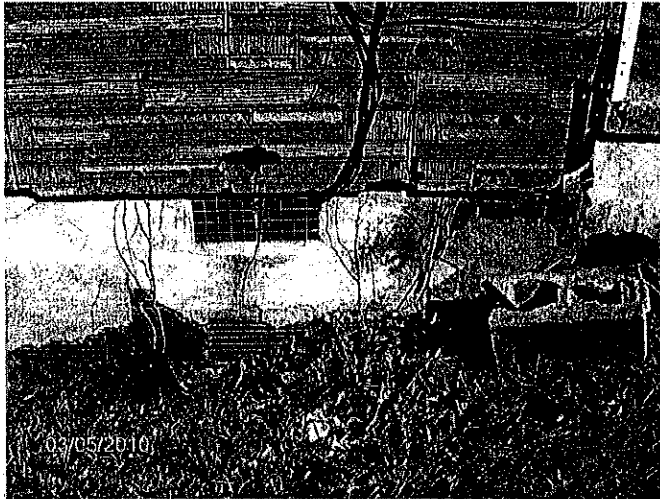


Figure 11: Damaged Siding and Foundation Wall



Figure 12: Unsealed Penetrations



Figure 13: Sagging Roof Eave

INTERIOR COMPONENTS

CHECKPOINT	CONDITION	COMMENTS
Walls	Need Repairs	Wood plaster damaged and stained from water infiltration throughout interior
Ceilings	Need Repairs	Wood damaged and stained from water infiltration throughout interior
Floor	Need Repairs	Significant damage on vinyl floor in kitchen and bathroom. Uneven floors in kitchen and rooms indicative of structural failure.
Steps	Needs Repairs	Rear wood steps improperly attached to structure and decayed
Railings	Serviceable	
Closets	Needs Repairs	Ceiling and doors damaged throughout
Doors	Need Repairs	Hollow wood. Exterior metal. Damaged and pulled from hinges.
Windows	Needs Repairs	Double hung wood and plastic. Could not be operated as intended possible due to structural failures under living space
Cabinets	Needs Repairs	Vandalized and in disrepair
Countertops	Need Repairs	Vandalized and in disrepair
Locks	Need Repairs	Front and rear door deadbolts could not be operated as intended.
Bathroom Exhaust Fans	Not Inspected	
Smoke Detector	Needs Repairs	Missing in kitchen and improperly connected in rear room.
Alarm	Not Inspected	Honeywell APXALARM panel located in rear living space.

BUILT-IN KITCHEN APPLIANCES

Dishwasher/Food Disposal	Not Present	
Range/Microwave	Not Present	
Fan/Hood	Needs Attention	Could not be operated as

		intended as there was no power. Components in severe deterioration
Oven	Not Present	
Garbage Compactor	Not Present	



Figure 14: Damaged Vinyl Floor and Kitchen Cabinets

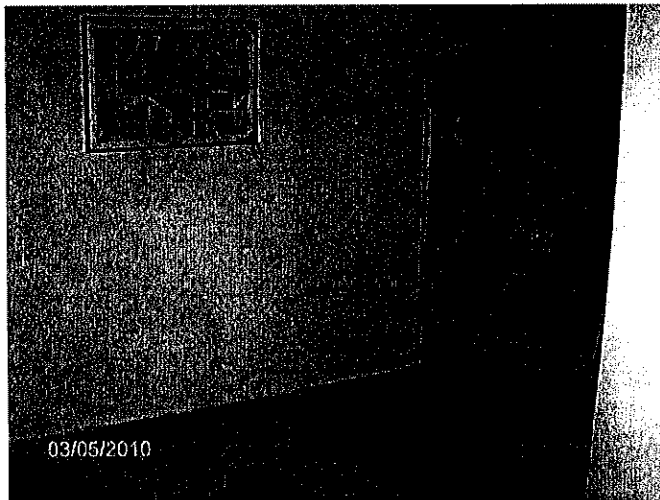


Figure 15: Mold and Water Damage in Bedroom



Figure 16: Typical Hollow Wood Door Damage



Figure 17: Wood Ceiling Stains and Damage

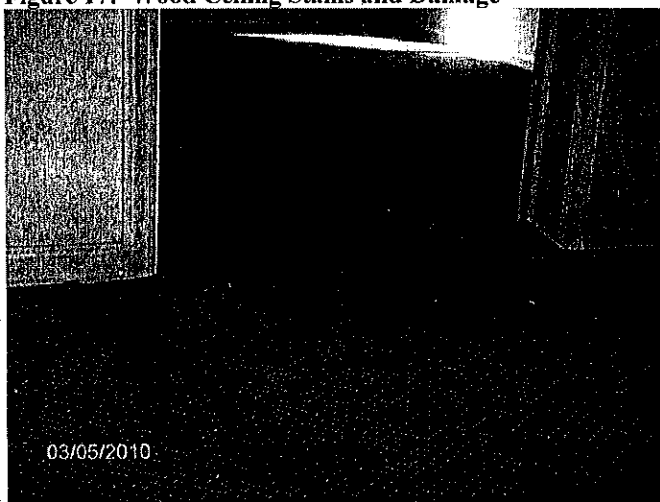


Figure 18: Carpet Damage

ROOF

Roof Type	Gable
Roofing Material	Asphalt Shingles
Roofing Layers	One
Gutter and Downspout Type	Gutters removed, downspouts aluminum
Attic Ventilation Type	Soffit in addition on rear of building
Roof Observation Method	Viewed from ground using binoculars with limited view from the rear of the structure
Roof Structure	Manufactured wood trusses with wood sheathing
Ceiling Structure	Manufactured trusses
Attic Insulation	Not Inspected
Attic Access Method	No access to attic available

CHECKPOINT	CONDITION	COMMENTS
Shingles	Needs Repairs	Shrinkage, cracks and curling on asphalt shingles may be indicative of end-of-life of roofing system.
Flashing/Joints	Needs Repairs	Metal flashing separated along chimneys
Vent Pipe	Needs Repairs	Black iron pipe and galvanized piping in contact on right side of structure
Chimney	Needs Repairs	No concrete and rain caps. Mortar voids observed using binoculars from ground.
Gutters and Downspouts	Needs Repairs	Gutters missing and aluminum downspouts loose from structure.
Attic Insulation	Not Inspected	Attic not accessible
Attic Ventilation	Not Present	No ventilation on structure but on rear addition (soffit)
Joists/Rafter/Truss	Not Inspected	No access to attic prevented inspection. However, eaves and overhang inclination may be indication of structural failure.
Sheathing	Needs Repairs	Recent repairs noticed on sections of eaves. Deteriorated wood sheathing throughout the remaining eave/overhang
Skylights	Not Present	



Figure 19: Missing Gutter and Sheathing Repairs

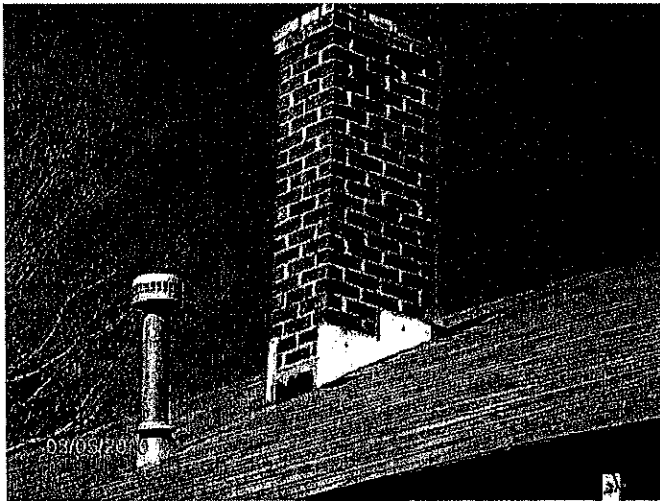


Figure 20: Asphalt Shingle Deterioration



Figure 21: Improper Shingle Overhang